



FOR SALE

PROPERTY SUMMARY

Building 87 of World Plaza II is finished office space consisting of (6) offices, (3) bathrooms, (3) open workspaces and (2) reception areas between 2 separate units. Unit 2 is currently leased.

This professionally managed office park in a beautiful park-like setting with mature landscaping offers monument signage and assigned parking spaces are included.

World Plaza II is conveniently located in the heart of South Fort Myers with excellent access to Cape Coral, downtown Fort Myers and US 41.

DEMOGRAPHICS

2020	1 Mile	3 Miles	5 Miles
Population	13,738	66,501	150,381
Avg. HH Income	\$57,824	\$73,824	\$81,174
Households	6,351	32,078	69,406

PROPERTY HIGHLIGHTS

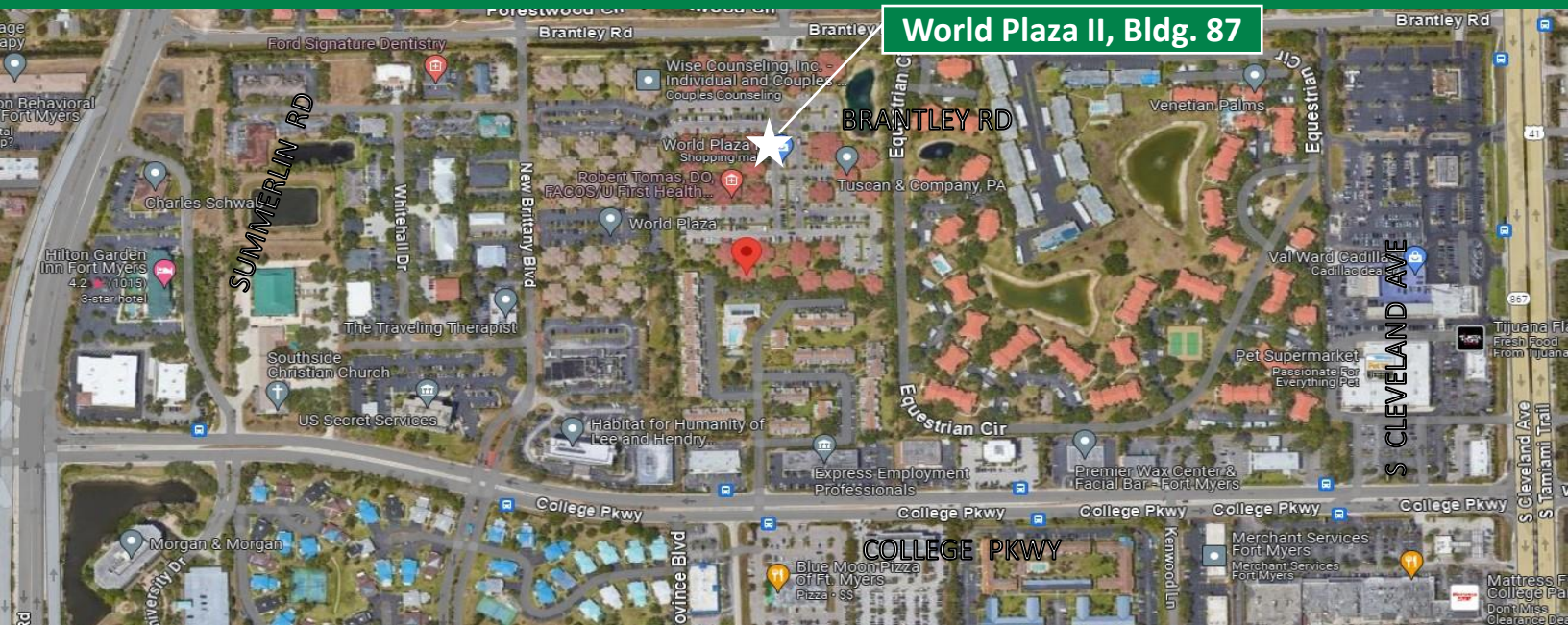
BUILDING:	2,999± SF
AVAILABLE:	August 1 st , 2024 -Unit 1
PRICE:	\$749,750.00 / \$250.00 PSF
ZONING:	CPD - Commercial Planned Development
YEAR BUILT:	1995

- Condo Dues: \$4,821.00 Qtly
- Real Estate Tax 2023: \$ 6,640.00
- Currently Vacant Ste. 1, Dental Lab Ste. 2
- Ample shared parking
- Building and Common Monument Signage
- Planned Development

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